

Apartment

Veli vrh, Istria



Ref	RE-U-39125
Type	Apartment
Region	Istria > Pula
Location	Veli vrh
Front line	No
Sea view	No
Distance to sea	300 m
Floorspace	80 sqm
No. of bedrooms	2
No. of bathrooms	1
Price	€ 265 300

Apartment of 80.44 m² on the ground floor with a garden, in Pula, 300m from the sea!
Perfect choice to live in Pula 365 days a year!

We are glad to present you a new construction project consisting of 8 residential buildings with a total of 32 apartments in a highly attractive location just 300 meters from the sea in Veli Vrh area of famous Pula, in close vicinity to Pula International Airport.

Each building will contain 4 apartments. Two-bedroom apartments on the ground floor will range in size from 58 to 80 m², while two-bedroom apartments on the first floors will measure between 58 and 60 m². The three-bedroom apartments, or penthouses, will have an area of 118 to 133 m², featuring an excellent layout with two bathrooms and either two bedrooms or garage spaces. In some buildings, buyers will have the option to select a storage room. Ground floor apartments will include large gardens of approximately 75 to 80 m². The surrounding area will be landscaped with rosemary, olive trees, and other traditional Istrian plants.

This two-bedroom apartment on the ground floor, measuring 80.44 m², includes a hallway with wardrobe, bathroom, storage room, living room, kitchen with dining area, and two spacious bedrooms. The apartment comes with a storage room and one parking space. Apartment features include air conditioning, high-quality Italian ceramics, first-class laminate flooring, security doors, PVC windows with double insulated glass filled with argon, and electric underfloor heating in the bathrooms.

The project is ideally located near essential amenities such as schools, kindergartens, shops, and public transport, making it a perfect choice for families and a valuable investment for tourism due to its proximity to the beach with crystal-clear sea water. Completion is expected by December 2026.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Property advantages:

- Garage
- Storage
- Floor heating
- Garden
- Urbanized

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Price per m²:
3.316 €

Average price/m² of this type
in this region:
3.862 €

Median price/m² of this type
in this region:
3.822 €

Average price/m² of this type
in Croatia:
4.591 €

Median price/m² of this type
in Croatia:
4.219 €

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1	Hodnik + gard.	6,56	1	6,56
2	Kupaonica	5,74	1	5,74
3	Spavaća soba	16,72	1	16,72
4	Spavaća soba	11,00	1	11,00
5	Kuh.+blag.+dnevni	34,88	1	34,88
6	Spremište	1,81	1	1,81
STAN S1 zatvoreno neto:		78,69		78,69
STAN S1 ukupno neto:		78,69		78,69
7	Parkirno mjesto P5	12,5	0,2	2,50
8	Spremište Sp1	2,50	0,5	1,25

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